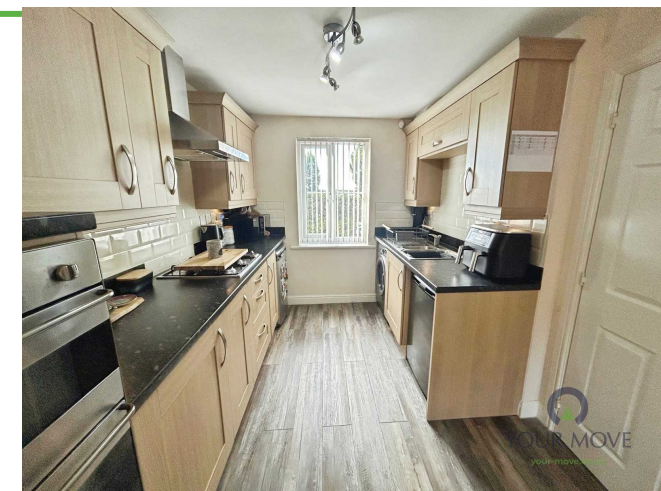
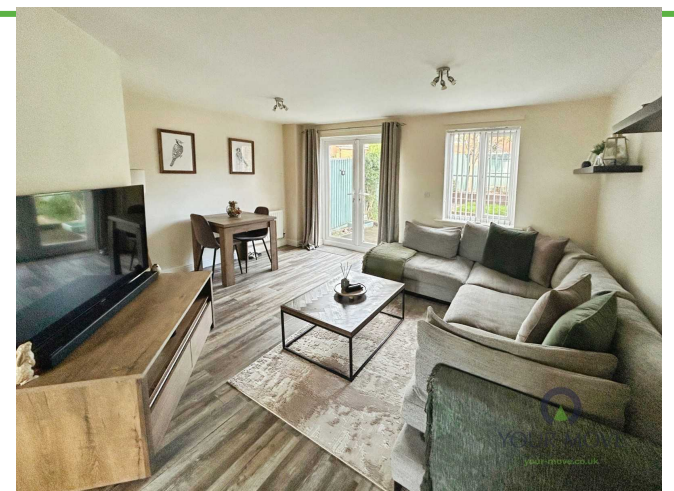
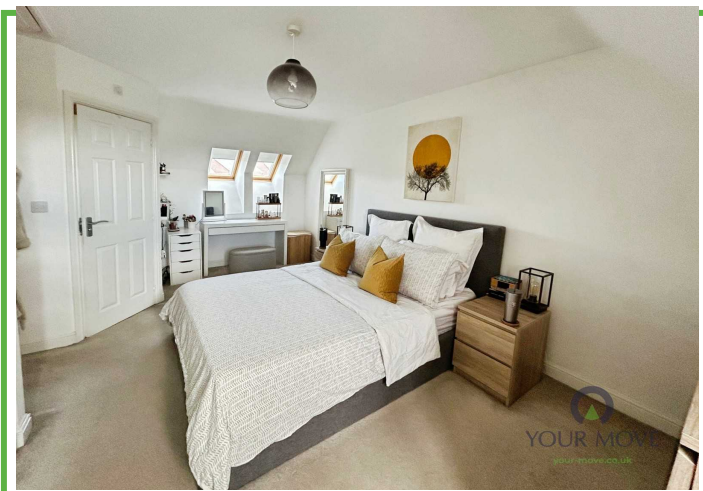




Salford Way, Church Gresley,
Swadlincote, Derbyshire, DE11

Asking Price: £260,000

Tenure: Freehold

your-move.co.uk

Salford Way, Church Gresley, Swadlincote, Derbyshire, DE11
Asking Price: £260,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This three-bedroom semi-detached house for sale in Church Gresley, Swadlincote offers well-presented accommodation with one reception room, kitchen, two bathrooms and a garage, set in a convenient location close to local amenities, schools, leisure facilities and transport links.

Description

This three-bedroom semi-detached house is for sale in Church Gresley, Swadlincote, offering accommodation in good condition with practical family living in mind. The property includes one reception room, a kitchen, two bathrooms and a garage, all supported by an EPC rating of C and council tax band C.

Church Gresley is a residential area within Swadlincote, well placed for everyday amenities. Swadlincote town centre offers supermarkets, shops and cafés, along with leisure facilities such as Swadlincote Snowsports Centre and Green Bank Leisure Centre, play areas and sports facilities, while the wider National Forest offers walking and cycling routes a short drive away.

Families will find a selection of primary and secondary schools within the Swadlincote and Church Gresley area, making the location suitable for those needing access to local education.

Public transport links are available via nearby bus routes connecting Church Gresley with Swadlincote, Burton upon Trent and surrounding villages. The nearest mainline rail services are from Burton upon Trent, typically around 15–20 minutes’ drive away, with regular trains to Birmingham New Street in

about 25–30 minutes and Derby in around 20–25 minutes, providing useful commuting options.

Road connections are convenient, with access to the A444 and A511 for routes towards Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands motorway network.

Overall, this three-bedroom semi-detached house for sale in Church Gresley combines practical internal space, a garage and a well-connected Derbyshire location.

Entrance Hall

11'2" x 6'7" (3.4m x 2m)
Entrance hallway with a useful under stairs cupboard.

Cloakroom/Wc

6'4" x 3'9" (1.93m x 1.14m)
Appointed with a pedestal sink and a low flush wc.

Kitchen Area

11'8" x 7'7" (3.56m x 2.3m)
The kitchen area is modern and fitted with stylish wall and base units with an integrated gas hob, oven, and space for additional appliances.

Lounge Area

14'8" x 14'5" (4.47m x 4.4m)
Lounge area with French doors leading out to the rear garden.

On the first floor:

Landing

19' x 3'9" (5.8m x 1.14m)
There is an airing cupboard.

Bedroom Two

13'5" x 8'1" (4.1m x 2.46m)
Double bedroom.

Bedroom Three

12'5" x 8'2" (3.78m x 2.5m)
Double bedroom.

Bathroom

7' x 6'3" (2.13m x 1.9m)
The bathroom is appointed with a three piece suite.

On the second floor:

Main Bedroom

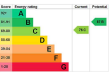
17'1" x 9'4" (5.2m x 2.84m)
Main double bedroom with built in wardrobes.

En-Suite

7'2" x 5'3" (2.18m x 1.6m)
The en-suite has a shower enclosure, pedestal sink and a low flush wc. There is also a skylight Velux window.

Outside

The property has a separate driveway leading to the garage with parking.



For full EPC please contact the branch.

Garden

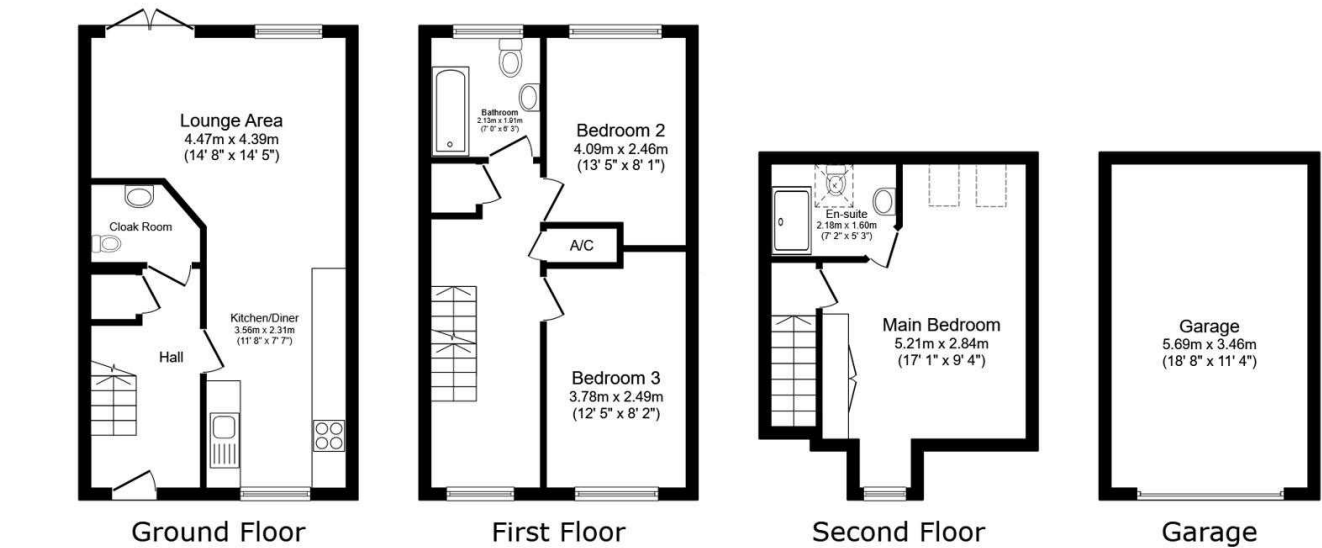
The rear garden is gently tiered with raised beds and an area of lawn. There is a seating area to the rear with a built in BBQ.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 93.4 sq.m. (1,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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